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THE ANDHRA PRADESH GAZETTE
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NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT(II)

REVISION OF DEVELOPMENT CHARGES IN THE EXTENDED AREA OF ERSTWHILE HYDERABAD URBAN DEVELOPMENT AUTHORITY (HUDA) / HYDERABAD AIRPORT DEVELOPMENT AUTHORITY (HUDA) AREA.

[G.O. Ms.No. 118, Municipal Administration and Urban Development (II), 16th February, 2009.]

Read the following:

1. G.O.Ms.No.215, M.A. & U.D. Department, dated 10.04.1977.
2. G.O.Ms.No.636, M.A. & U.D. Department, dated 19.11.1986.
3. G.O.Ms.No.51 M.A. & U.D. Department, dated 05.02.1996.
4. G.O.Ms.No. 274, M.A. & U.D. Department, dated 20-4-2007
5. G.O.Ms.No.439, MA&UD (I₁) Deptt, dated: 13-06-2007
6. From Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Letter No.16265/Plg/HMDA/2008, dated: 02-01-2009.

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In the reference 4th read above, Govt. have issued orders for revising the rates of development charges, including those relating to residential, commercial, industrial, agricultural and recreational use etc., in the Urban Development Authorities, Municipal Corporations & Municipalities in the State. In the said orders separate Development Charges have been stipulated for Hyderabad Metropolitan Development Authority limits viz., (a) erstwhile Municipal Corporation of Hyderabad (b) 12 Municipalities (which were merged in Greater Hyderabad Municipal Corporation) (c) other Municipalities and Gram Panchayats falling in erstwhile HUDA (HMDA) limits for the purpose of levy of Development Charges on land component. Further, for the purpose of levy of Development Charges on built up area component, separate Development Charges have been prescribed for said areas mentioned (a) & (b) above.

2. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority in his letter fifth read above has reported that consequent on formation of Hyderabad Metropolitan Development Authority vide G.O.Ms.No.571, MA&UD (I₁) Deptt, dated: 25-09-2008 and declaration of Hyderabad Metropolitan Development Authority Region vide G.O.Ms.No. 570, MA&UD (I₁) Deptt, dated: 25-08-2008 and applicability of erstwhile Hyderabad Urban Development Authority rules to Hyderabad Metropolitan Development Authority as per G.O.Ms.No.572 M.A&UD (I₁) Deptt, dated: 23.08.2008, Development Charges are being collected in extended areas also on par with areas existing in Hyderabad Urban Development Authority prior to extension.

3. The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority has further reported that there are numbers of representations for reduction of Development Charges in far-flung extended areas on the ground that charges are on higher side and pace of development is slow. Keeping in view the above and also slow pace of development in extended areas when compared to settlements existing (prior to extension) in erstwhile Hyderabad Urban Development Authority limits (HUDA) and Hyderabad Airport Development Authority limits (HADA), Metropolitan Commissioner has requested the Government to issue necessary orders for stipulating Development Charges at 50% of rates prescribed for Villages and other Municipalities at column-3 of Table-1 in G.O.Ms.No. 439, MA&UD (I₁) Deptt, dated: 13-06-2007 for settlements added in erstwhile Hyderabad Urban Development Authority limits vide G.O.Ms.No.430, MA&UD dated: 08-06-2007 and now in the jurisdiction of Hyderabad Metropolitan Development Authority for a period of 2 years. Accordingly the matter has been placed in the 1st meeting of the Hyderabad Metropolitan Development Authority, held on 19-12-2008. The Hyderabad Metropolitan Development Authority has resolved to reduce the Development Charges by 75% now being collected as per the orders issued in G.O.Ms.No.439, MA&UD (I₁) Deptt, dated.13-6-2007 in the Extended area of erstwhile HUDA/HADA so as to curtail the unauthorized development and also to encourage the developers for obtaining permissions as per the rules and norms.

4. Government, after careful consideration of the matter have decided to concede the resolution of HMDA dated: 19-12-2008 and to reduce the Development Charges by 75% now being collected as per G.O.Ms.No.439, MA&UD (I₁) Deptt, dated.13-6-2007, in the Extended area of Erstwhile HUDA/HADA jurisdiction.

5. Government, therefore, in exercise of the powers conferred by sub-section (1) of section 58 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Andhra Pradesh Act No. I of 1975), in partial modification to the rates prescribed in G.O.Ms.No.439, MA&UD (I₁) Deptt, dated:13-06-2007 shown in the column-3 of Table-1 in the Annexure, hereby order that, the Development Charges now collected as per G.O.Ms.No.439, MA&UD (I₁) Deptt, dated.13-06-2007 in the Extended area of erstwhile HUDA/HADA jurisdiction, as listed in G.O. Ms. No. 274, MA dated 20-4-2007 be reduced by 75% until further orders.

Dr. C.V.S.K. SARMA,
Principal Secretary to Government.